

ZONING AND ADJUSTMENT BOARD

July 3, 2006

The Zoning and Adjustment Board of Sumter County, Florida, convened on Monday, July 3, 2006, at 6:30 P.M. with the following members present: Larry Story – Chairman, Dossie Singleton, Dale Nichols, Marge Thies, Richard Cole Jr., Frank Topping, Ron Berry and Frank Szczepanski. Rusty Mask, James Sutton, Evan Merritt, and Todd Brown were absent. Meredith Kirste - Zoning and Adjustment Board Attorney, Kathy Ratliff, Zoning Department Staff, and Roberta Rogers, Director of Planning & Development were present.

Chairman Larry Story called the meeting to order.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Story presented the proof of publication.

Mr. Topping made a motion to approve the minutes from the June 19, 2006, meeting. Mr. Cole seconded the motion and the motion carried.

T2006-0026

Richard & Crystal Stephens

Richard & Crystal Stephens, applicants, were present and requesting a Temporary Use Permit (TUP) to allow an RV as a residence for one (1) year while the permanent residence is being constructed. There were five (5) notices sent. Of the five (5) notices sent, three (3) were received in favor and none were received in objection. There was no objection from the audience. Mr. Nichols made the motion to approve the Temporary Use Permit. Mr. Cole seconded the motion and the motion carried.

T2006-0027

James & Laura Shuyler

James & Laura Shuyler, applicants, were present and requesting a renewal of a Temporary Use Permit (TUP) for three (3) years to allow a mobile home for a care receiver's residence. There were six (6) notices sent. Of the six (6) notices sent, one (1) was received in favor and none were received in objection. There was no objection from the audience. Mr. Shuyler stated that the mobile home is for his mother. Mr. Nichols made the motion to approve the Temporary Use Permit. Mr. Cole seconded the motion and the motion carried.

R2006-0049

Lemuel Miller

Lemuel Miller, applicant, was present and requesting a rezoning of 12.97 acres MOL from A5 to RR1C to complete lineal transfers. There were six (6) notices sent. Of the six (6) notices sent, none was received in favor and four (4) were returned in objection. Mrs. Rogers read the letters of objection into the record. Mr. Miller explained he is lineal

transferring the property to his children and mother. He also explained he will not be living on the property and his son may sell property that has been deeded to him. After discussion from the board they felt this case is not keeping in the spirit of the lineal transfer. Mr. Nichols made the motion to recommend denial to the Board of County Commissioners to rezone 12.97 acres MOL from A5 to RR1C to complete lineal transfers. Mr. Berry seconded the motion. The roll call was: Mr. Topping – for, Mr. Nichols – for, Mr. Cole – for, Mr. Szczepanski – for, Mr. Berry – for, Ms. Thies – nay, Mr. Singleton – nay, and Mr. Story – nay.

R2006-0050

Jerry & Tammie Brown

Billy Davis, representative for the applicant, was present and requesting a rezoning of 4.71 acres MOL from non-compliant A5 to RR1C to correct the zoning. There were seven (7) notices sent. Of the seven (7) notices sent, none was returned in favor and none was returned in objection. There were no objections from the audience. Mr. Nichols made a motion to recommend to the Board of County Commissioners approval of the rezoning from a non-compliant A5 to RR1C on 4.71 acres MOL. Mr. Berry seconded the motion and the motion carried.

R2006-0051

Hughie Stiefel, ETAL

Hughie Stiefel and Jennine Stiefel were present and requesting a rezoning of 7 acres MOL from A10 & RR5C to RR5 & RR1 for the purpose of a lineal transfer. There were twelve (12) notices sent. Of the twelve (12) notices sent, one was returned in favor and none were received in objection. There were no objections from the audience. Mrs. Rogers informed Mr. Stiefel that a portion of his property is located in a flood zone. Mr. Stiefel stated that he was aware of that. Mr. Nichols made the motion to recommend approval to the Board of County Commissioners to rezone 7 acres MOL from A10 & RR5C to RR5 & RR1 to complete lineal transfers. Mr. Cole seconded the motion and the motion carried.

Mrs. Rogers stated that the following three cases was previously heard by the board several months ago. However, due to failure of legal advertisement the cases must be re-heard.

CP-A2006-1

WPIC Investment, Inc.

Mrs. Rogers stated that the request is for a land use change from Agricultural to Low Density Residential having approximately 70-99 lots. Mrs. Rogers also stated improvements would be made to CR 101. Jack Sullivan, representative for the applicant was present. David Lindsey and Dave Abrams from the audience. Mr. Abrams approves of the project, but does have concerns with the roads. Mr. Sullivan stated that the roads would be improved from subject parcel to CR 104. Mr. Lindsey concerns were the large trees along the roads; he does not want to see them destroyed. Mr. Sullivan stated that he doubts that the trees will be harmed. Mr. Nichols made a motion to recommend

transmittal of the land use change from Agricultural to Low Density Residential and expansion of the Urban Development Area to the Board of County Commissioners. Mr. Cole seconded the motion and the motion carried. Mr. Sullivan noted name change to WPIC LLC.

CP-A2006-2

Sumter County School Board

This request is for transmittal of a land use change from Agricultural to “PIE” (Public, Institutional, Educational) and Inclusion in the Urban Development Area. Mrs. Rogers stated that the property purchased by the Sumter County School Board meets all the requirements for PIE and is appropriate for the School Board properties. Mr. Nichols made a motion to recommend transmittal of the land use change from Agricultural to PIE and Inclusion in the UDA to the Board of County Commissioners. Mr. Cole seconded the motion and the motion carried.

CP-A2006-3

Board of Sumter County Commissioners

This request is for transmittal to update the Future Land Use Map to reflect the changes of the properties that has been annexed into the local municipalities and inclusion in the UDA. An overlay will be used to indicate property that is annexed but not yet under the city Comprehensive Plan. Mr. Nichols made a motion to recommend transmittal to update the FLUM and inclusion in the UDA to the Board of County Commissioners. Mr. Cole seconded the motion and the motion carried.

Mr. Sullivan returned and stated that the correct name is WPIC Investment, LLC.

Mr. Nichols stated that this was to update the name on the previous case.

Mr. Topping presented to the Board to recommend to the BOCC development standards be created to encourage or require use of stormwater or reclaimed water for irrigation. There was discussion among the board members. Mrs. Rogers stated that this is something that Chuck Drake could assist with in development of standards. The Board agreed this should be pursued.

Mr. Story made a motion to adjourn the meeting at 7:20 pm. Mr. Nichols seconded the motion and the motion carried.

Larry Story, Chairman
Zoning and Adjustment Board